



October 3, 2014

Representative Town Meeting Members
Town of Walpole, Massachusetts

Dear Town Meeting Members:

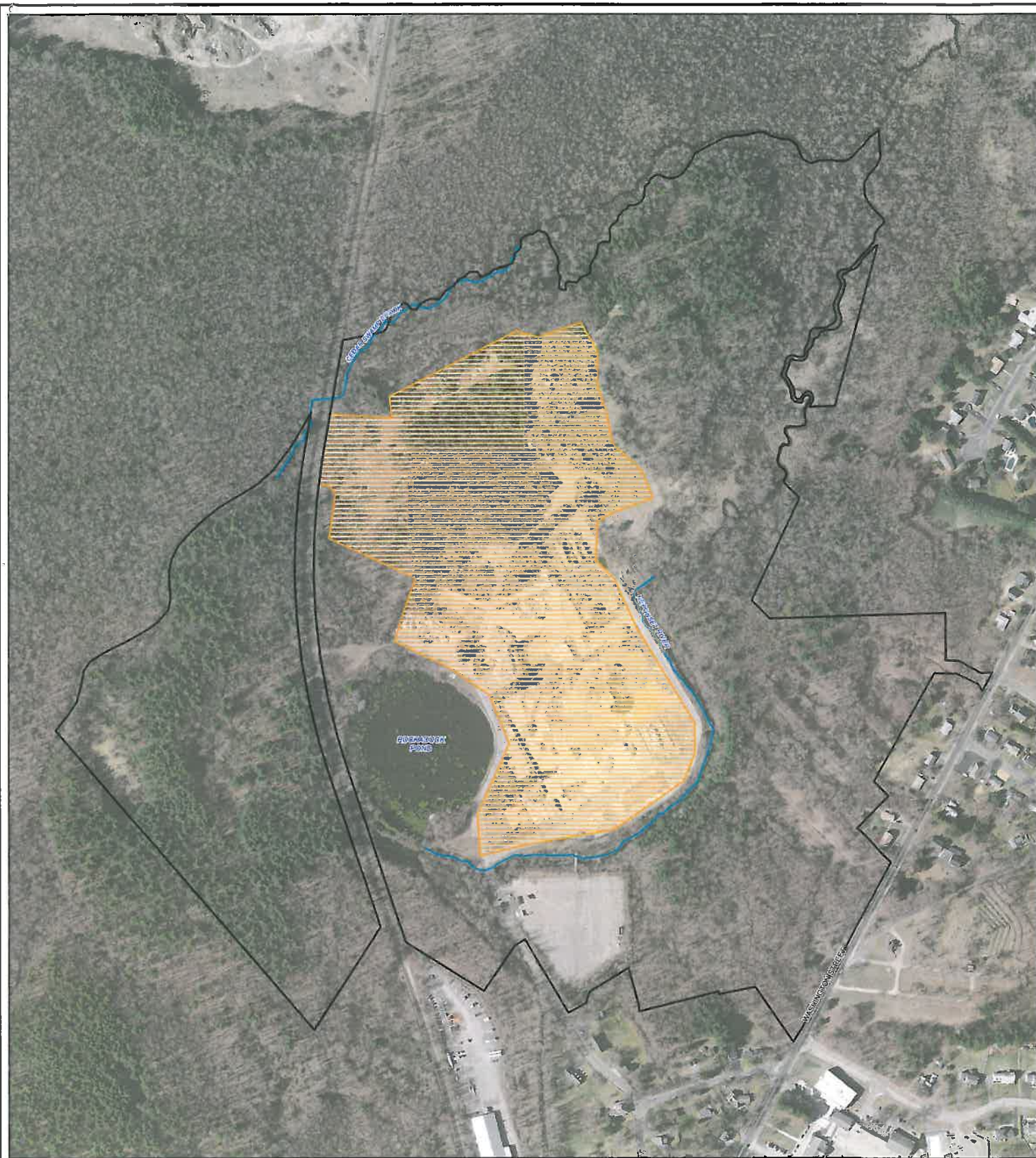
Urban Green Technologies (UGT) is proposing to build a solar renewable energy project, which will be up to 6 Megawatt (MW) DC, on a portion of the Former Bird Machine Company (BMC) site. This site is located at 100 Neponset Street in Walpole, and is currently owned by Baker Hughes Incorporated (BHI). BHI has leased the former BMC site to UGT for the construction of the solar energy project. The property is approximately 134 acres, is no longer used for manufacturing, and the solar array is proposed on approximately 30 acres of this site. The portion of the site where the solar array will be constructed is comprised predominantly of former parking areas where pavement still exists. As such, UGT is requesting to amend the Town zoning overlay district so that it includes the subject property within the Large-Scale Ground-Mounted Solar Photovoltaic Overlay District (SPOD).

The central portion of the former BMC, where the solar project is proposed, is currently a state-listed Disposal Site ("Site" or "Disposal Site") where oil and/or hazardous material (OHM) is present and is being managed by BHI's Environmental Consulting Firm, AMEC. AMEC is performing work at the site under the Massachusetts Contingency Plan (MCP), the State of Massachusetts Cleanup Regulations. During the construction of the solar array, work will be conducted under the guidance a Release Abatement Measure Plan (RAM) that AMEC developed. The RAM plan is required for the proper management of soils that might be disturbed or generated at the Site as part of the installation of the solar panels. The RAM Plan will also document the areas where soil disturbance and excavation are prohibited due to the presence of asbestos-containing materials at the site. In addition, monitoring wells present at the site, which are used to collect groundwater samples and evaluate current site conditions, will not be damaged during the installation of the solar array.

The RAM plan was prepared in accordance with the MCP requirements and will be submitted to the Massachusetts Department of Environmental Protection (MADEP) prior to the start of any on-site activities associated with the solar project that disturb the ground surface, wetland areas, or vegetation.

UGT has performed extensive analysis and vetting of this site. UGT has worked very closely with New England Environmental (NEE) our environmental and permitting consultants and M+W, our EPC Consultant, which has allowed us to develop a site layout that will provide the best reuse of the site given the environmental and other federal, state and local regulatory and permitting constraints. The construction will last less than six months and once the solar plant is up and running it will produce no pollutants or noise nor will it be an additional burden on the town's resources.

This project is the best possible reuse of the environmentally challenged and otherwise undevelopable site. The project has the strong support of the property owners, the State of MADEP, U.S. EPA and NSTAR the utility that services the site.



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 Available for Solar Development

 Property Boundary



Proposed Solar Site

Hughes Baker Process Systems, Inc.
100 Neponset Street
Walpole, MA

02 Oct 2014
NEE Job # 14-4101

N



Data Sources: Office of Geographic
Information (MassGIS), New England
Environmental, Inc.

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Feet

